

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 12, 2016

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:08 p.m.

Adjourned: 4:54 p.m.

Commissioners present: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Dwight Norton, Jeanne Nathan

Commissioners arriving after beginning of the meeting: Anne Redd, Katye Fayard

Commissioners absent: Andrew Sanchez, John Deveney,

I. Minutes of the April 14, 2016 meeting

Motion: Approve the meeting minutes.

By: Tony French

Seconded: Heather Szapary

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Ed deMontluzin, Tony French, Jeanne Nathan

Opposed:

Comments:

II. Consent Agenda

Motion: Approve the consent agenda.

By: Jennifer Greene

Seconded: Greg Hackenberg

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Jeanne Nathan

Opposed:

Comments:

- 1) A speaker was present to state that they were against Consent Item A) 1421 N Robertson St.
- 2) A speaker was present to state that they were against Consent Item E) 1023 Louisiana St.
- 3) A speaker was present to discuss Consent Item G) 2438 St Claude Ave.
- 4) A speaker was present to discuss Consent Item K) 1385 Constance St.

Anne Redd arrives 1:40 pm.

III. New Business Work Applications:

A. 1375 Constance St

Application: Chris Kornman, applicant; Street properties, Constance, owner; Demolition and new construction of a two story, two family, residential building.

Motion: A motion was made to defer action on this application until the next Commission meeting so that the applicant may meet with the neighborhood association to review the proposed plans.

By: Ed deMontluzin

Seconded: Katie Fayard

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

Speaker 1: Asked to defer project until the neighborhood meeting takes place.

Speaker 2: Asked to defer project until the neighborhood meeting takes place.

Speaker 3: Asked to defer project until the neighborhood meeting takes place.

Speaker 4: Asked to defer project until the neighborhood meeting takes place.

B. 1381 Constance St

Application: Chris Kornman, applicant; Annunciation Properties LLC, Noladev LLC, owner; Appeal ARC recommendation and construct new, Greek Revival two-story, residential building.

Motion: A motion was made to defer action on this application until the next Commission meeting to provide the chance for the applicant to return to the ARC to refine the proportions and detailing of the proposed double-gallery Greek Revival design. Creating a sister building using the same design as approved on the adjacent lot is not necessary.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

C. 3925 Burgundy St

Application: Rebecca Tamborella, applicant; Shea R Embry, owner; Demolition of existing vacant building and construction of five-story mixed use facility.

Motion: A motion was made to grant conceptual approval of the demolition and proposal with the details to be worked out at the ARC and Staff level.

By: Tony French

Seconded: Calvin Alexander

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

D. 715 Jourdan St

Application: Troy D Moore, applicant/owner; Construction of a two-story single family residential building.
Motion: A motion was made to defer action on this application until the next Commission meeting to provide a chance for the applicant to work with ARC and Staff to bring the current design into alignment with the HDLC Guidelines.

By: Calvin Alexander

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan
Comments:

E. 1519 Carondelet St

Application: Michael Love, applicant; Afd LLC, owner; Convert raised basement building to a two-story residential building.

Motion: A motion was made to deny the application, as increasing the ceiling height of the basement story to 10'-0" would be a substantial intervention on a Landmark building and would effectively alter the building's fundamental typology.

By: Tony French

Seconded: Katye Fayard

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd
Opposed: Jeanne Nathan
Comments:

F. 1023-1031 N Villere St

Application: Benjamin Harwood Tax Purchaser, applicant; Kid Properties, LLC, owner; Install solid wood fencing at property line of vacant lot.

Motion: A motion was made to approve the application, with the proviso that should any buildings be constructed on any of these vacant lots in future, any solid wood fencing that extends past the front wall of such building will be removed.

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan
Comments:

G. 6019 Bienvenue St

Application: Christopher R Esposito, applicant/owner; Installation of opaque fencing at adjacent empty lot.

Motion: A motion was made to approve the application to install an opaque fence past the front facade of the neighboring building around an empty lot with the following proviso:

If a structure is built on the fenced-in property, the fence must be modified to conform to the Historic District Landmarks Commission's (HDLC) Guidelines.

By: Calvin Alexander

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

IV. Old Business Demolition Applications

A. 3419-3421 Carondelet St

Application: Alyssa Wagstaff, applicant; Rosenblat Properties, LLC, owner; Demolition of one-story residential building with camelback.

Motion: A motion was made to defer action on this application until redevelopment plans have been submitted for review by the Architectural Review Committee and the neighborhood association.

By: Anne Redd

Seconded: Katie Fayard

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

Speaker 1: Against

Speaker 2: For

V. New Business Demolition Applications

A. 1425 Laharpe St

Application: Courtney Ordone, applicant; Ordone Company LLC, owner; Demolition of existing one-story residential structure.

Motion: A motion was made to defer action on this application until the next Commission meeting so that the applicant may provide photographic documentation of the condition of the building over the past year.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katie Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

B. 1716 Louisa St

Application: Code Enforcement City of New Orleans, applicant; Vileaner P Holmes, owner; Demolition of two-story residential building.

Motion: A motion was made to approve the application for demolition.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

Speaker 1: For

C. 1937 Orleans Ave

Application: Alyssa Wagstaff, applicant; Marvin Davis, owner; Demolition of one-story residential building.

Motion: A motion was made to approve the application for demolition.

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Ed deMontluzin, Anne Redd, Jeanne Nathan

Comments:

VI. New Business Retention Applications

A. 1420 N Robertson St

Application: Virginia Hollis Davidson, applicant; Doby Properties, LLC, owner; Retention of inappropriate chain link fence.

Motion: A motion was made to deny the application for retention.

By: Ed deMontluzin

Seconded: Tony French

Result: Passed

In favor: Dwight Norton, Heather Szapary, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

B. 3130-3132 Dauphine St

Application: Brian Florane, applicant; Beverly A Florane, owner; Retention of inappropriate roofing.

Motion: A motion was made to approve the application for retention of the inappropriate brown roof shingles with the following proviso:

When the roof is next replaced, it must conform to the Historic District Landmarks Commission's (HDLC) Guidelines.

By: Tony French

Second: Jeanne Nathan

Result: Passed

In favor: Katye Fayard, Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, John Deveney, Anne Redd

Opposed:

Comments:

C. 2604 Dauphine St

Application: James M Thorrick, applicant/owner; Retention of panel over side gates

Motion: A motion was made to deny the application for retention of the panel installed over the side gates.

By: Greg Hackenberg

Second: Katye Fayard

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

D. 1009 Congress St

Application: Harrison Nedd, applicant; Terry Boykin Nedd's, owner; Retention of inappropriate doors and transoms and inappropriate window trim at gable window.

Motion: A motion was made to defer action on this application until the July Commission meeting to meet the HDLC requirements as set forth in the ***HDLC Administrative Rules, Policies and Procedures, Section I, Paragraph L Rehearings:***

If the Commission denies an application, a rehearing of substantially the same matter shall not be heard by the Commission within 1 calendar year commencing from the date of the denial.

By: Tony French

Seconded: Heather Szapary

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

E. 1131 Piety St

Application: Samantha Bass, applicant; Nakia J James, Samantha R Bass, owner; Retention of inappropriate windows, vinyl siding, inappropriate security doors and bars, inappropriate light fixtures, and removal of front gable window.

Motion: A motion was made to allow retention of the light fixtures, vinyl siding and windows and the gable window and to deny the application for retention of the inappropriate security doors and bars. The Commission granted one (1) year to remove the inappropriate security bars and grilles. Additionally, the Commission denied the retention of the decorative ornamentation at the front and side elevations. The Commission granted six (6) months within which the applicant is to have completed this work.

By: Tony French

Seconded: Jeanne Nathan

Result: Passed

In Favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

F. 2529 St Thomas St

Application: Christopher M Capitelli, applicant; Necole C Boudreaux, Christopher M Capitelli, owner;
Retention of removal of chimneys.

Motion: A motion was made to approve the application for retention of the removal of historic chimneys;
however, it is strongly suggested that you consider reconstructing the chimneys in future because they
are an important architectural feature of both the house itself and the streetscape as a whole.

By: Greg Hackenberg

Seconded: Jennifer Greene

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer
Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

G. 925-927 Kentucky St

Application: Stephen G Barnes, applicant/owner; Retention of the removal of original wood windows and
the installation of inappropriate vinyl windows at the front façade.

Motion: A motion was made to deny the application for the retention of the removal of original wood
windows and installation of inappropriate vinyl windows at the front elevation. The Commission granted
one (1) year within which to replace the inappropriate vinyl windows with 4/4 true divided light wood
windows.

By: Tony French

Seconded: Calvin Alexander

Result: Passed

In favor: Dwight Norton, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer
Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

Dwight Norton leaves at 4:05 pm.

H. 2809 St Claude Ave

Application: Gary Byrne, applicant; Antoinette H Linn, owner; Retention of metal, R-panel roofing.

Motion: A motion was made to deny the application for retention of metal R-panel roofing.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye
Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

I. 3143-3145 N Villere St

Application: Monica L Nelson, applicant/owner; Retention of the removal of original windows and installation of inappropriate vinyl windows. Retention of the installation of inappropriate batten shutters and the removal of pane from pane in panel door and installation of solid panel. Retention of removal of the ridge tiles.

Motion: A motion was made to defer action on this application for 6 (six) months so that the HDLC may investigate the work done to the applicant's home in violation of HDLC Guidelines by Sidat Spencer of BOI Construction.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

J. 434 Newton St

Application: Christopher Marino, owner; Chris Marino, applicant; Retention of inappropriate vertical board wood fence.

Motion: Deny the application for retention. The existing inappropriate-style vertical board wood fence must be reconfigured or reconstructed as per the attached HDLC-approved detail.

By: Heather Szapary

Seconded: Katye Fayard

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

K. 1049 Independence St

Application: Maurice D Slaughter, applicant; Fno, Inc, owner; Retention of inappropriate handrails and gate.

Motion: A motion was made to deny the application for retention of the inappropriate handrails and gate.

By: Tony French

Seconded: Anne Redd

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

L. 1615-1617 Ursulines Ave

Application: Hillary Jr Moore, applicant; Historic Treme Properties LLC, owner; Retention of painted chimneys that were previously unpainted.

Motion: A motion was made to approve the application for retention of the painting of the chimneys, provided that they are repainted with a less obtrusive color that blends better with the existing masonry. Only the areas that have already been painted may be repainted; the remaining exposed brick must remain exposed.

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

M. 812 Gordon St

Application: Thomas M Smith, applicant/owner; Retention of the removal of original windows and installation of inappropriate vinyl windows, removal of the original door and installation of inappropriate fan light door, installation of inappropriate brown roofing, removal of the gutters, installation of inappropriate window trim, handrails, light fixtures, columns at the front porch, picket fence at the front, and clipped top vertical board wood fence at the sides and rear of the property.

Motion: A motion was made to deny the application for retention of the removal of the original windows and installation of inappropriate vinyl windows at the front elevation, the removal of the gutters, installation of inappropriate window trim, installation of columns at the front porch, picket fence at the front of the property, and clipped top vertical board wood fence at the side and rear of the property. The Commission suggests working with HDLC Staff to get the fence, handrails, and front windows into compliance. Please make an appointment with me to discuss getting these items into compliance with the Guidelines. Please do not proceed with any work before receiving a Certificate of Appropriateness to correct the violations.

The Commission voted to allow the retention of the light fixtures provided they are moved toward the rear of the building. They voted to allow the retention of the inappropriate vinyl windows at the side elevations, allow the retention of the inappropriate brown roofing, and inappropriate fanlight door with the following provisos:

When the roof is next replaced, it must conform to the Historic District Landmarks Commission's (HDLC) Guidelines.

When the front door is next replaced, it must conform to the Historic District Landmarks Commission's (HDLC) Guidelines.

By: Calvin Alexander

Seconded: Tony French

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Katye Fayard, Tony French, Renee Lapeyrolerie, Ed deMontluzin, Anne Redd, Jeanne Nathan

Opposed:

Comments:

I. HDLC REPORTS AND COMMUNICATIONS

Elliott Perkins announced the dates and times for the HDLC Neighborhood Strolls to mark May as Historic Preservation Month. He also stated that in initial discussions with Entergy notifications received a positive response.

The meeting was adjourned at 4:54 p.m.